

**Final Consolidated Development & Heritage
Standing Committee Meeting Agenda**

Date: Monday, June 1, 2026

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie (Vice Chairperson)

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item # Item Description

1. **CALL TO ORDER**

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

3. **REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

(See also **ADMINISTRATIVE ITEMS DELEGATIONS** section)

- 11.5. Part Closure of north/south alley located between Highland Avenue and Howard Avenue, south of Shepherd Street East, SAA-7270 - Ward 3 (**S 52/2026**) *Author: Denise Wright, Manager Real Estate Services*

Clerk's Note: Councillor Mark McKenzie is requesting deferral of this matter to the next meeting of the Development & Heritage Standing Committee.

4. **COMMUNICATIONS**

5. **ADOPTION OF THE *PLANNING ACT* MINUTES (*previously distributed*)**

- 5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held May 4, 2026 (**SCM 160/2026**)

6. **DELEGATIONS (5 MINUTES) (*PLANNING ACT* MATTERS)**

- 7.1. Zoning By-law Amendment Application for 1044 & 1054 Howard Avenue, Z-006/26 [ZNG-7364], Ward 4 (**S 46/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Brian Nagata, Planner III - Development (Acting) (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)

- 7.2. Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue - Ward 2
(S 33/2026) *Author: Averil Parent, Planner II - Development Review*
- a) Averil Parent, Planner II - Development Review (in person)
 - b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
 - c) John Bondy, Area Resident (in person)
 - d) Aman Khan Burki, Area Resident (in person)
 - e) Julie Sutherland, Area Resident (in person)
 - f) Jesse Stropkovich & Chantelle Palmer, Area Residents (in person)

Clerk's Note: The following written submissions are **attached**:

- a) John Bondy, Area Resident
- b) Aman Khan Burki, Area Resident

- 7.3. Zoning By-Law Amendment Z 008-26 (ZNG-7368) 825 Cabana Rd East - Ward 9
(S 34/2026) *Author: Averil Parent, Planner II - Development Review*

- a) Averil Parent, Planner II - Development Review (in person)
- b) Mohammad Alhammoud, Applicant, 1000593576 Ontario Inc., available for questions (via Zoom)
- c) Joey Wright, Area Resident (in person)

Clerk's Note: the following written submission was **previously distributed**:

- a) Joey Wright, Area Resident
- b) Rita Jabbour, Planner, RJ Planner (**attached**)

- 7.4. OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-034/25 – Ward 9 **(S 30/2026)** *Author: Adam Szymczak, Senior Planner – Development*

- a) Adam Szymczak, Senior Planner – Development (in person)
- b) Karl Tanner, Dillon Consulting Limited, available for questions (in person)
- c) David Mady, Agent for the applicant, Vice President of Real Estate Development, Fortis Construction Group Inc., available for questions (in person)
- d) Josh Burns, Agent for the applicant, Development Manager, Fortis Construction Group Inc., available for questions (in person)
- e) Antoine & Joelle Saad, Area Residents (in person)

Late:

- a) Sonny Pantula, Area Resident (in person)

- 7.5. OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 – Ward 1 **(S 31/2026)** *Author: Adam Szymczak, Senior Planner – Development*

- a) Adam Szymczak, Senior Planner – Development (in person)
- b) Karl Tanner, Dillon Consulting Limited, available for questions (in person)
- c) Peter Valente, President, Valente Development Corporation, available for questions (in person)
- d) Daniel Soleski, Design Principal, Architectura, available for questions (in person)
- e) Albert Schepers Area Resident (in person)
- f) James Demers, Area Resident (in person)

Clerk's Note: the following written submission were *previously distributed*:

- a) Tim Averill, Area Resident
- b) Peter Marra, Area Resident
- c) Donna Mayne, Area Resident
- d) David Hanna, Area Resident
- e) Catherine & Gary Archer, Area Residents

7. PLANNING ACT MATTERS

8. ADOPTION OF THE MINUTES (*previously distributed*)

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held April 7, 2026 (**SCM 117/2026**)
- 8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 4, 2026 (**SCM 159/2026**)

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. HERITAGE ACT MATTERS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

- 10.1. 825 Riverside Drive West, CBC/CKLW Building – Heritage Designation Report (Ward 4) (**S 50/2026**) *Author: Kristina Tang, Planner III – Heritage*

Clerk's Note: Appendices B & C available at www.citywindsor.ca due to size

Clerk's Note: The following written submission was *previously distributed*:

- a) Rachel Bossie, GSP Group

11. ADMINISTRATIVE ITEMS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

- 11.2. Closure of two north-south alleys and Part Closure of intersecting east-west alley, all located north of Cecile Street and west of Lauzon Road, Ward 6, SAA-7346 (**S 39/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*
 - a) Denise Qaqish, Abutting Property Owner (in person)
 - b) Pauline Leblanc, Abutting Property Owner (in person)

- 11.5. Part Closure of north/south alley located between Highland Avenue and Howard Avenue, south of Shepherd Street East, SAA-7270 - Ward 3 **(S 52/2026)** Author: Denise Wright, Manager Real Estate Services

(See also: **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS** section.)

Late:

- a) John Miceli, Property Owner (in person)

Clerk's Note: The following written submission is **attached:**

- a) Tina Poisson, Area Resident

ADMINISTRATIVE ITEMS:

- 11.1. Economic Revitalization CIP 2862 Kew Dr - Biwell Holdings Inc. - Ward 8 **(S 38/2026)**
Author: Simona Simion, Planner III - Economic Development (Acting)
- 11.3. Economic Revitalization CIP - 9455 Anchor Dr -Ward 9 **(S 41/2026)** Author: Simona Simion, Planner III (Acting)
- 11.4. Memorandum of Understanding Between the Electrical Safety Authority and the City of Windsor - City Wide **(C 58/2026)** Author: Tea De Angelis, Supervisor, Research & Policy

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

Development & Heritage Standing Committee
Monday, June 1, 2026
Item 7.2 - Written Submission

May 31,2026

To Development and Heritage Standing Committee
Zoning By-law 8600 File Numbers Z-007/26 (ZNG/7366) Applicant 10012252333 Ontario Inc.

The owner is seeking to maximize the building size on a small property with very limited parking. All of the new builds for students in the last 7 or 8 years on Bridge Ave between Rooney and Wyandotte Street have followed the same pattern. The policy allowing this has caused a problem for the street. The problem for the street is over intensification. Parking is the biggest problem with these projects, not having enough on site parking. The city says we can't stop any projects, with the province taking off most restrictions. The city is rewarded with grants for for building anything. The owners of the properties indicate the city won't let them build more parking spots because of storm run off and they are required to have more grass. When 709 Bridge was completed last September the street reached the saturation point for parking at night in September to May. Two houses are being built(716) now beside me 16 bedrooms and another up the street four doors north(684)with 12 bedrooms.

Where are people going to park. We have one parking spot and our family has 2 vehicles. We have many residents on the street who have no on property parking and rely on street parking. Some of these people are home owners and some are renters and it is creating impossible hardship. A friend and neighbour applied for a handicapped Parking back in November, he followed all the steps and it has been approved but not completed by the city. Developers can now get a building permit in 5 weeks but my neighbour get his handicapped parking spot in a timely fashion. We at one point had permit parking but it was removed when a couple of dishonest people forged signatures to get it removed some one admitted to me. I tried once to get it back but was not successful. In the last 2 or 3 years I called the city to get a petition to get it back and the various departments I was sent to said they are no longer doing permit parking and may get rid of it altogether. I don't think any more projects should be permitted in these blocks of Bridge until parking is resolved. Many students do have cars that they need for placements.

Every building project comes with inconvenience, dust, mud running into sewers, road damage, boulevard damage, intense noise, damage to neighbouring properties including mine. I have had my boulevard damaged when 688 and 696 were being built, a heavy truck broke the entrance to my driveway when 709 was being built (no would take responsibility WE PAID). Current construction next door damaged our vehicle IN OUR DRIVEWAY WE PAID FOR THROUGH OUR INSURANCE . Our vehicle mirror was damaged when we parked on the street when the cement trucks were off loading(we paid) Gravel being off loaded on a conveyor was hitting our siding and windows and also left a heavy dust(the property owner did agree to pay me \$150.00 for me because his crew didn't show up and I said I would clean it myself. My latest concern when the framers nails from their nail guns came 12 feet onto my property We are concerned about our safety .I Talked to the workers and the property owner and they said they would be more careful but I am still very concerned about our safety and the safety of their equipment.

There has been too many large houses being built in this one section of the street. The houses or modern rooming houses are designed for students but are they even needed with declining university enrolment. What happened to building community and neighbourhoods. One other point is that none of these projects are wheelchair accessible.

John Bondy, [REDACTED] Bridge Ave, Windsor

Development & Heritage Standing Committee
Monday, June 1, 2026
Item 7.2 - Written Submission

From: Aman Burki < >

Sent: Saturday, May 30, 2026 4:47 PM

To: clerks <clerks@citywindsor.ca>

Subject: Re: Delegation Confirmation - Item 7.2 – Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue - Ward 2

Hi,

I will try to attend the meeting online or maybe physically. In case I can't, please see my comments below:

I've observed From Wyandotte St. till Roney St. and there maybe slightly difference in numbers (as I took data from google maps). In my personal observation, I feel that there are 47 houses altogether on both sides of Bridge Ave. Out of these 47, 30 have personal parking spots. Altogether there are 31 parking spaces on the street. Mostly houses are rented to students, who share rooms too and they have individual cars. The street is already mostly packed with parking and homeowners do not find space to part their cars. Building such houses with 9-18 bedrooms with only 1-2 parking spots will definitely cause problem for existing residents to find parking space.

Best regards.

Aman Burki



Letter Date: May 31, 2026
Prepared for: City of Windsor Development & Heritage Standing Committee (DHSC)/Mayor and Members of City of Windsor Council
Subject: Z-008/26 (ZNG/7368) (825 Cabana Road East)

Dear Development and Heritage Standing Committee Members, and Mayor and Members of City of Windsor Council.

I am the Land Use Planner retained by the Applicant (1000593576 Ontario INC.) to prepare the Planning Rationale Report (PRR) in support of **File No. Z-008/26 [ZNG/7368]**.

I have reviewed the Staff Report dated April 8, 2026, and the reasons for the recommendation to deny the requested Zoning By-Law Amendment.

In summary, Administration generally concurs that the site is suitable for development, as defined in the Provincial Planning Statement (PPS, 2024) to include the creation of new units, uses or lots on previously developed land in existing communities, and, concurs that the proposal generally complies with Polices in Chapter 6 (“Land Use”) of the Official Plan, however, Administration takes issue with the following as aspects of the proposal:

- The reduced Lot Area of the future “severed parcel” and its impact on compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity area; and, building area to site area ratio, as well as the pattern, scale, and character of the existing development pattern in the area.
- The creation of an additional access onto a Class II Arterial Road.

Respectfully, I do not agree with the recommendation, and the reasons for the recommendation, made in the Report, for the following reasons which have been described in detail in the submitted PRR attached to the Staff Report:

- The proposed “severed lot” will be deficient in Lot Area, Lot Width, Front Yard Paving and Rear Yard Depth, and the “Retained Lot” will have a minor deficiency in Lot Width (<20%).
- As explained in the PRR, the City of Windsor Intensification Guidelines state that *“streets that display the most diversity in terms of lot size and street frontage are not necessarily “negative” in terms of community character. Varying lot sizes and frontages can accommodate a diversity of housing types and built forms. To support this variety and diversity as a positive attribute, it is important to ensure that the development is appropriate for the site and within the context of the surrounding built form.”*
- Despite the requested reductions, the proposal will not have the effect of increasing the scale, massing, height, orientation, parking, lot coverage, pattern or character of existing development in the area.
- Proposed is a Single Detached Dwelling with an Additional Dwelling Unit. This is a use that is in line with the planned function of the area. All properties within the vicinity may develop for this intended purpose without the need for a site-specific Zoning By-Law Amendment. The severance, however, is proposed to provide more housing tenure options, as required by the PPS (2024) and will allow for further intensification of the retained lands in the future.
- The issue of access can be addressed at the building permit stage, and the applicant is agreeable to working with the City on a solution to reduce the number of accesses if required. The issue of access is not a component of the requested amendment and should not form part of the decision.

For the reasons listed above, it is my professional opinion that the proposal should be approved.

Sincerely,



Rita Jabbour, RPP, MSc, BA
Registered Professional Planner
E: info@rjplanner.com

Development & Heritage Standing Committee
Monday, June 1, 2026
Item 11.5 - Written Submission

From: Tina Poisson <>
Sent: June 1, 2026 12:44 PM
To: clerks <clerks@citywindsor.ca>
Subject: Report No: S 52/2026 File No: SAA2026

We just received a package TODAY regarding a meeting tonight June 1, 2026 about the closure of our alley that my husband and I have both been contacting various people about because we are opposed to this closure.

We have been repeatedly given the run around and were told we would be given sufficient notice to address this issue!

That time has come and gone since we were supposed to respond by May 29, 2026 and this package was withheld until today June 1, 2026.

We have been courteous with the workers and allowed them room to work when they blocked access to our property and installed a portable toilet against our gate. We figured when their work was done things would be fine.

We have lived here for 31 years and have never had any issues when we used the alley to access our backyard for parking and this would be impossible with only half. We're opposed to this alley being blocked and being denied access to our property. Please advise of your decision so we can inform our lawyer accordingly.

Tina Poisson